HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Kitchener and Guelph CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2010

Highlights

- The average vacancy rate in Kitchener moved lower to 2.6 per cent in the fall of 2010. In Guelph, the average vacancy rate decreased to 3.4 per cent.
- Factors exerting downward pressure on vacancies include rising immigration and less movement to homeownership.
- Factors exerting upward pressure on vacancies include added supply and weak youth employment.
- Kitchener's average two-bedroom rent in existing structures increased by 1.6 per cent, while in Guelph it increased by 0.9 per cent.
- In 2011, the vacancy rate in the Kitchener will move lower to 2.4 per cent and to 3.2 per cent in Guelph.

Figure 1

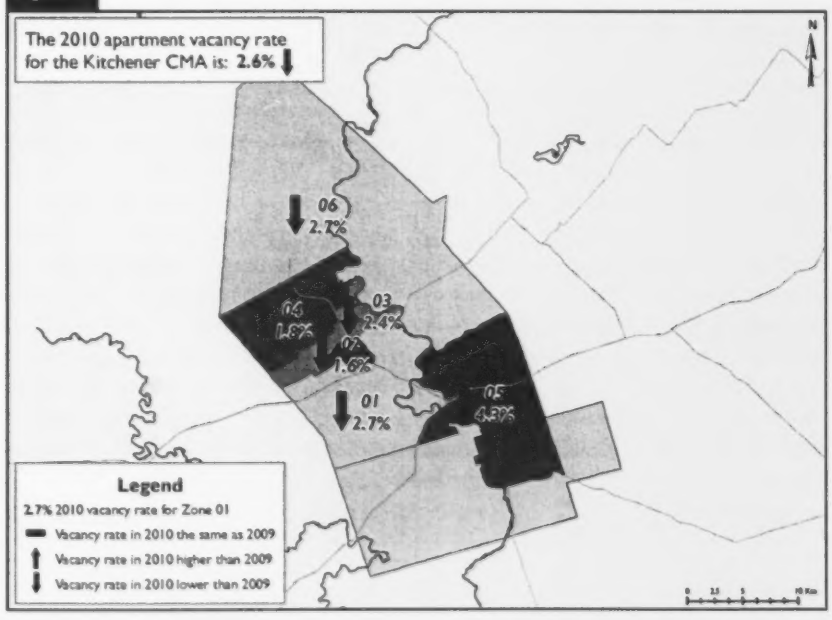

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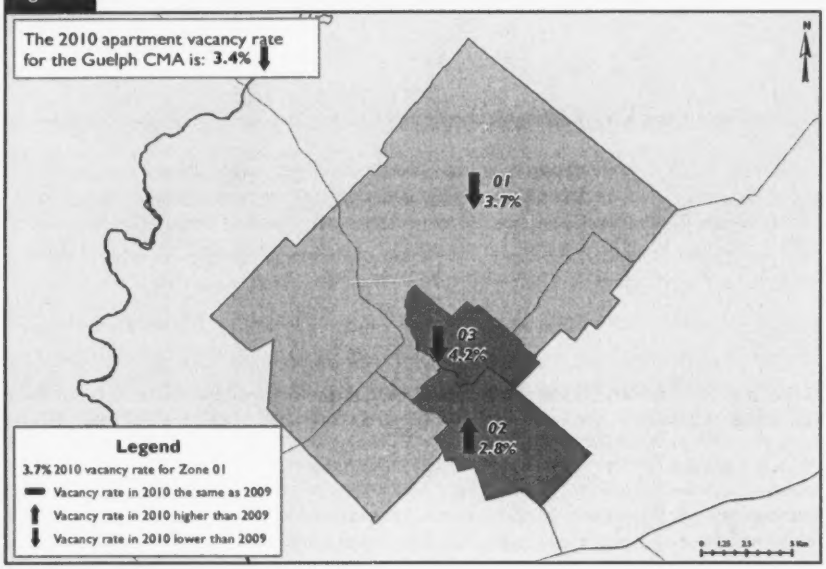
Figure 2



Higher Rental Demand in Kitchener and Guelph

Demand for rental apartments in both the Kitchener-Cambridge-Waterloo CMA (hereafter written Kitchener) and the Guelph CMA (hereafter written Guelph) increased in October 2010. More people in Kitchener and Guelph were renting an apartment this year as evidenced by the increase in the number of occupied units. Demand increased faster than supply, so the vacancy rate declined. The apartment vacancy rate in Kitchener declined to 2.6 per cent from 3.3 per cent in 2009. In Guelph, the vacancy rate declined to 3.4 per cent from 4.1 per cent last October. A number of factors, both economic and demographic, contributed to the increased demand for rental accommodation. These factors included the number of first-time buyers and young adults, higher employment, and immigration.

Availability rate also lower

The availability rate is an indicator of all units on the market, including those which are not yet vacant because the tenant has given or received notice but hasn't moved yet. The availability rates in Kitchener and Guelph moved down along with the vacancy rates, indicating fewer units were coming onto the market. In Kitchener, the availability rate decreased to 4.5 per cent from 6.1 per cent last October. In Guelph, 6.0 per cent of rental apartments were considered available for rent in October, down from 6.6 per cent last year. In Guelph, the vacancy rate decreased faster than the availability rate this year, suggesting that landlords have been more successful in renting available units before they become vacant.

Renter households by age

Rental households in the 25-44 age group comprise slightly less than 50 per cent of all households which rent. The overall vacancy rate is influenced by what renters in this age group do. Immigrants and young adults moving from their parental home add to this core rental group, while households moving to home ownership subtract from the number of households. The employment rate for this group has increased in the past year, enabling more people to form new households or to move to home ownership. The activities of this group will be discussed in more detail in the following sections.

Fewer rental households moving to ownership

Many rental households made the move to home ownership and

Figure 3

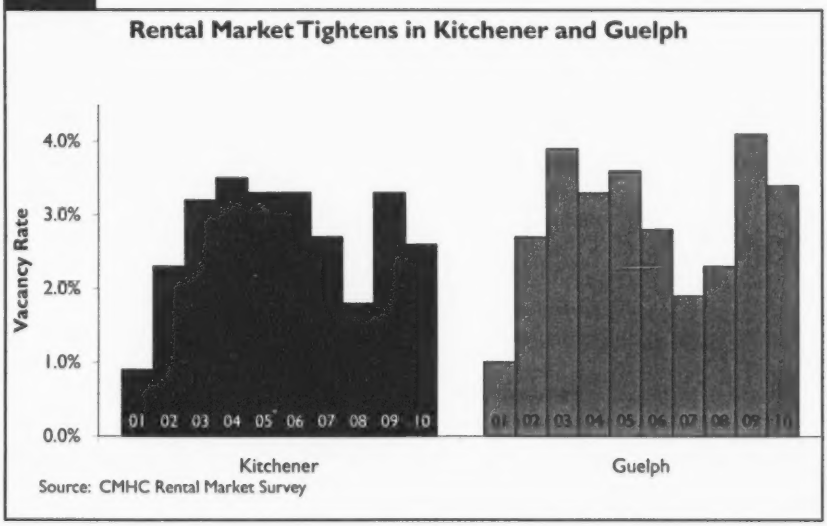
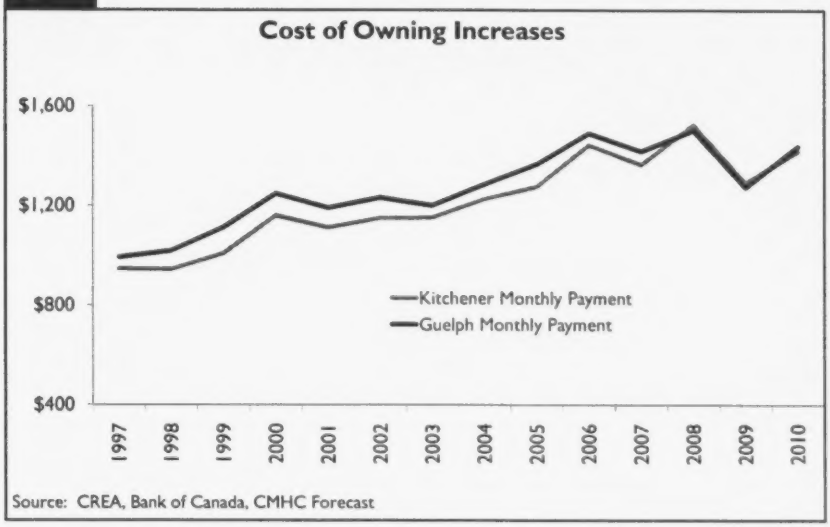


Figure 4



vacated their rental units in the last half of 2009 and early 2010. Approximately seventy per cent of first-time buyers were from rental households. Mortgage carrying costs became more affordable due to the historically low mortgage rates and lower home prices. As a result, home purchases were brought forward and the number of renters who were ready to buy a home declined by the fall as many took advantage of better buying conditions early on. Thus, the number of households moving to homeownership has declined, keeping them in their current rental accommodation and pushing the number of unoccupied rental units lower.

The decline in vacancy rates followed a decrease in existing home sales due to lower first-time buyer demand. Two-bedroom vacancy rates moved strongly lower. Although the gap between the average mortgage payment for a resale home and the average two-bedroom rent remained virtually unchanged in Kitchener from the same time last year, the pool of potential first-time buyer renter households has shrunk and thus, movement to home ownership has declined. As a result, the two-bedroom vacancy rate in Kitchener decreased to 2.9 per cent from 3.6 per cent last October. In Guelph, the gap between the average principal and interest payment and rent increased, resulting in potential first-time buyer renter households delaying their home purchase. With less movement to home ownership, the two-bedroom vacancy rate in Guelph decreased to 3.3 per cent from 4.5 per cent.

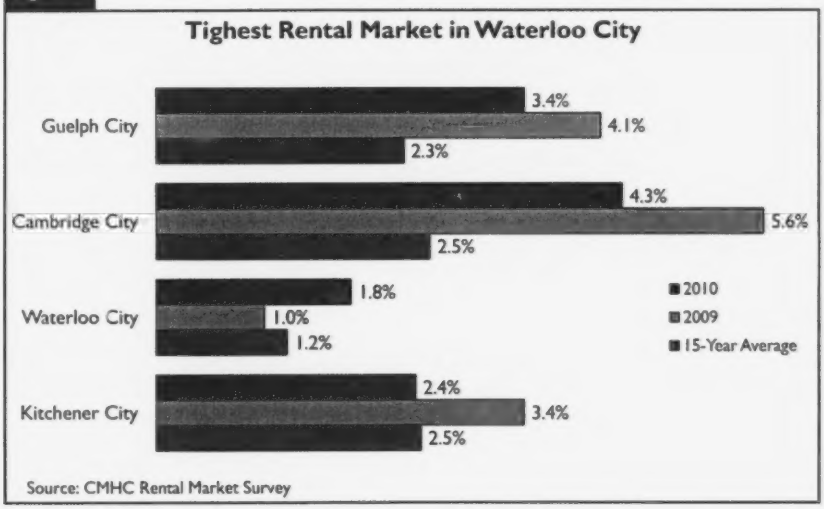
Young adults, employment and the rental market

Although their overall share of the rental market is lower, young adults are important for the rental market since they tend to have a higher propensity to rent than other age groups. Slightly more than twenty per cent of the population in both Kitchener and Guelph is in the 15-29 age group, and the population in this age group grew by about one per cent in the past year. Financial considerations and employment prospects determine whether young adults live at home or form a rental household.

In the past year, employment prospects did not improve for young adults. In Kitchener, the unemployment rate for youth aged 15-24 was 14.3 per cent in October, down from 15.9 per cent a year ago. However, the decline was due to fewer youth participating in the labour force. Employment also declined, just not as much as the labour force. In Guelph the situation was similar. Employment for youth decreased,

Figure 5

Figure 6



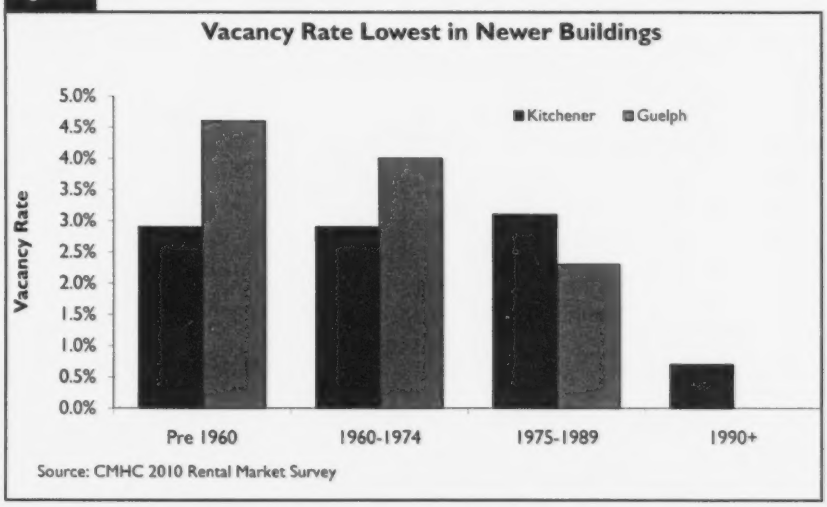
mainly because there were fewer full-time jobs, but the labour force also moved lower. With this high level of youth unemployment continuing, some youth were discouraged from entering the rental market and chose to remain at home.

Strong demand for rental accommodation came from students. With three universities and a community college within the Kitchener-Guelph area, many youth attend local institutions and some may rent and live in student housing or purpose-built rental. In addition, students attending university from outside the area also rent, again either in student housing, not included in the universe for this survey, or in purpose-built rental apartments, adding to rental demand. Many of the newly completed rental apartments in Waterloo were located near the universities and geared to students. Although apartment rented by the room to students are excluded from the survey, student demand for other apartments is very strong.

Certain submarkets tightened more than others. To some degree, this was related to an area's popularity with students. The lowest apartment vacancy rate in Kitchener at 1.6 per cent was in Kitchener Central (Zone 2), followed closely by the City of Waterloo (Zone 4) with a vacancy rate of 1.8 per cent. With the exception of the Townships, Kitchener Central has the smallest stock of apartments of any zone, combined with higher demand from students and young adults working in Downtown Kitchener, the vacancy rate declined to 1.6 per cent from 2.9 per cent last October. In addition, Zone 2 also has the highest concentration of units in high-rise buildings, which are more attractive to renters. Apartments in the City of Waterloo (Zone 4) were attractive to students and young hi-tech professionals, but the slightly lower demand in Waterloo may be attributed to the highest rents and the highest rent increases in the CMA.

The market tightening also had a differential impact on types of apartments. In Kitchener, buildings built in 1990 or later recorded the lowest vacancy rate at 0.7 per cent, despite having the highest average rents. Renters are willing to pay more for units in newer buildings which have more amenities. Buildings built between 1975 and 1989 had the highest vacancy rate at 3.1 per cent. With several new apartment buildings added to the stock this year, some renters in these mid-age buildings may have opted to move to a newer unit. In Guelph, the vacancy rate increased as the age of the building increased. Not surprisingly, in both Kitchener and Guelph vacancy rates were lowest in apartments with rents at $1,000 or above since rents tend to be highest in the most recently built apartments. In both CMAs, buildings with 100 or more units had the lowest vacancy

Figure 7



rates, while smaller buildings with less than 20 units had the highest vacancy rates. In general, larger buildings are also newer, and tend to benefit when the market tightens up. High-rise buildings also have more amenities, which makes them more attractive despite their higher than average rents.

Immigration boosts rental demand

Immigration boosts rental demand. Immigrants typically rent for 3 – 4 years when they first come to Canada and then move into home ownership. Recent data from Statistics Canada indicate that more immigrants come to the Kitchener-Cambridge-Waterloo CMA than other Ontario cities, except for Toronto, Ottawa and Hamilton. These three cities are all bigger than Kitchener so it's not surprising they welcome more immigrants. If we take population size into account, we find that Kitchener is second only to Toronto in attracting immigrants. In the past year, international migration has been the driving force behind migration to Kitchener and accounts for more than forty-five per cent of total population growth. Immigration is equally important for population growth in the Guelph CMA where more than forty per cent of the population increase came from international migration.

Looking at all in-migration, in both CMAs, more than 15 per cent of those who moved to the area were between the ages of 18 and 24 and would have a higher propensity to rent. Immigrants, young hi-tech professionals and newly employed young adults increased demand for one-bedroom units. The vacancy rate for one-bedroom units declined in both CMAs, and for Guelph, was the lowest of all bedroom types. In Kitchener, the one-bedroom vacancy rate declined to 2.3 per cent from 2.9 per cent in October 2009. In Guelph, the vacancy rate for one-bedroom apartments slipped to three per cent from 3.3 per cent last year.

Condominiums an alternative to renting

On the other hand, an increase in the supply of condominium apartments exerted upward pressure on vacancy rates. Condominium apartments are a more affordable ownership option than other types of homes. Downsizing empty-nester households and first-time buyers find condominium apartments an attractive alternative to renting, resulting in lower demand for rental units. In Kitchener, 183 condominium apartments were completed between October 2009 and September 2010, only slightly lower than the 185 units completed before last fall's survey. In Guelph, there were 145 completions, down from the 185 units completed between October 2009 and September 2009. As households closed the deals on their new condos, the first-time buyers left their rental accommodation. These new condominiums would be in direct competition with newer rental units.

Supply Grows Slower Than Demand

Additional rental supply

New rental supply likely exerted upward pressure on vacancy rates. A total of 470 units in purpose-built rental apartment buildings were completed in Kitchener between July 2009 and June 2010. These newer units are more attractive to both current renters and those moving to rental for the first time. Approximately 50 per cent of these apartments were built in the City of Kitchener, with 30 per cent in the City of Cambridge and 20 per cent in the City of Waterloo. Of the units completed, slightly more than 90 were not considered part of the rental survey universe as they were targeted solely to students.[1] Also another 110 apartment units were completed, but were assisted housing, which are also not part of the survey. As a result of the new units and the conversion of some older units to other uses, the rental survey universe increased by 354 units. In addition, although not included in the 2010 rental universe, close to 200 apartment units were completed in the third quarter of this year, and would be in direct competition with the current stock.

In Guelph, only three units of purpose-built rental apartments were completed in the last fifteen months and would have no influence on supply.

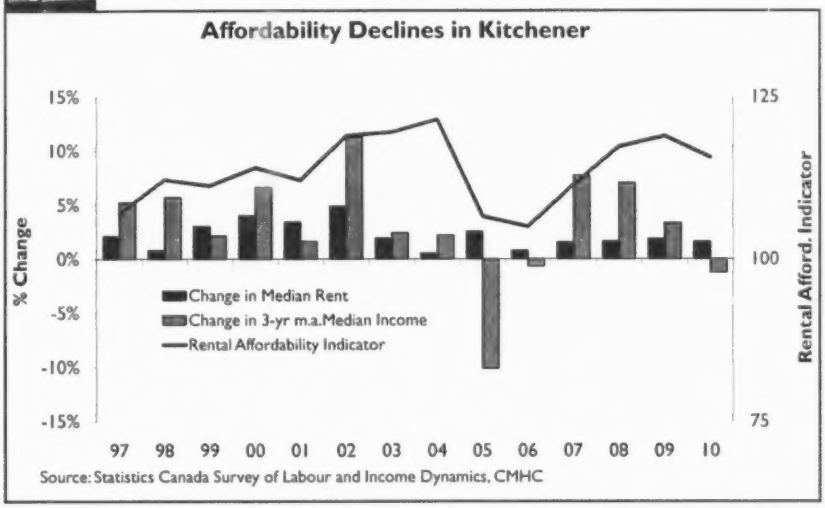
Modest Rent Increases

Rents increase below guideline rate

The average rent for two-bedroom apartments in structures that were common to the survey for both 2009 and 2010 increased by 1.6 per cent in Kitchener, down from 1.7 per cent in October 2009. In Guelph, the percentage change for existing units was 0.9 per cent, down from 1.3 per cent last year. The lower rent increase in both CMAs was due to the above-average vacancy rate in October 2009 and the need by landlords to fill their vacant units. In both CMAs, the percentage change of average rent

[1] CMHC excludes apartments where the bedrooms are individually rented to students.

Figure 8



was below the Residential Tenancies Act (RTA) guideline for 2010 of 2.1 per cent.

Rent increases for two-bedroom apartments in existing structures varied across the Kitchener-Cambridge-Waterloo CMA. Increases ranged from a high of 1.9 per cent in the City of Waterloo, to a low of 1.1 per cent in Zone 2, Kitchener Central. In the City of Waterloo, a relatively tighter rental market led to the higher rent increase.

Affordability Declines

According to CMHC's rental affordability indicator, Kitchener's rental market affordability declined this year. The rental affordability indicator is a measure of how affordable the rental market is for those households which rent. In general, as the indicator increases above 100, the market becomes more affordable. The rental affordability indicator in Kitchener stands at 116 for 2010, down from 119 in 2009. The cost of renting a median priced two-bedroom apartment increased 1.6 per cent in 2010, while the median income of renter households declined by 1.2 per cent. The rental affordability indicator is not available for Guelph due to a lack of required data.

Rental Market Outlook – 2011

The vacancy rate for private rental apartments will move slightly lower to 2.4 per cent in Kitchener and to 3.2 per cent in Guelph as demand growth outpaces increasing supply pressures.

Demand for rental apartments in both CMAs will increase in 2011 due to several factors. Although mortgage rates are expected to remain low, there will be a slight increase from the current low level as we move through 2011. Consequently, mortgage carrying costs will increase only slightly in 2011 and with modest rent increases the cost gap between owning and renting will remain stable. Still, with plenty of home purchases brought forward to the latter part of 2009 and the early part of 2010, the pool of first-time buyers has shrunk and rental occupancy rates should be sustained in 2011.

Immigrants and young adults will add to rental demand. Immigrants represent more than 50 per cent of migrants and tend to rent when they first move to Canada. Also, rising enrolment rates at local post-secondary institutions suggest student demand for rental apartments will increase. As echo boomers, those born between 1988 and 1995, reach prime rental age, they will add further to the demand for rental apartments. On the other hand, youth unemployment remains at a high level, and some young people may have to postpone moving out of their parental home.

On the supply side, rental apartment completions in Kitchener will be significantly higher in 2011. Currently, there are 668 rental apartments under construction in Kitchener, up from the 227 units at the same time last year. In Guelph, new supply is non-existent and slightly higher demand will lead to a lower vacancy rate

In Kitchener, slightly more ownership units are under construction, but in Guelph a significant increase in condominium units under construction indicates that more rental households will be moving to ownership housing.

With the vacancy rate in both CMAs expected to decline only slightly, only modest rent growth is expected. In both CMAs, the average rent for a two-bedroom apartment in existing structures is forecast to increase by approximately one per cent.

National Vacancy Rate Decreased in October 2010

The average rental apartment vacancy rate in Canada's 35 major centres decreased to 2.6 per cent in October 2010 from 2.8 in October 2009.

Immigration continues to be a strong driver in increasing rental housing demand. Recent immigrants tend to rent first before becoming homeowners. Also, improving economic conditions have likely boosted the demand for rental housing, thus pushing vacancy rates downward. Moderating this, however, is lower levels of youth employment, which likely reduced household formation among young adults (under 24 years of age) who are predominantly renters.

The Canadian average two-bedroom rent in new and existing structures was $860 in 2010 compared to $836 in 2009. With respect to the CMAs, the highest average monthly rents for two-bedroom apartments in new and existing structures in Canada's major centres were in Vancouver ($1,195), Toronto ($1,123), Calgary ($1,069), Ottawa-Gatineau (Ontario Part $1,048), Victoria ($1,024), and Edmonton ($1,015). These are the only major centres with average rents at or above $1,000 per month. The lowest average monthly rents for two-bedroom apartments were in Trois-Rivières ($533), Saguenay ($535) and Sherbrooke ($566).

Provincially, the highest average monthly rents were in Alberta ($1,036), British Columbia ($1,019) and Ontario ($980), while the lowest monthly rents were in Québec ($666), Newfoundland and Labrador, and New Brunswick (both $668).

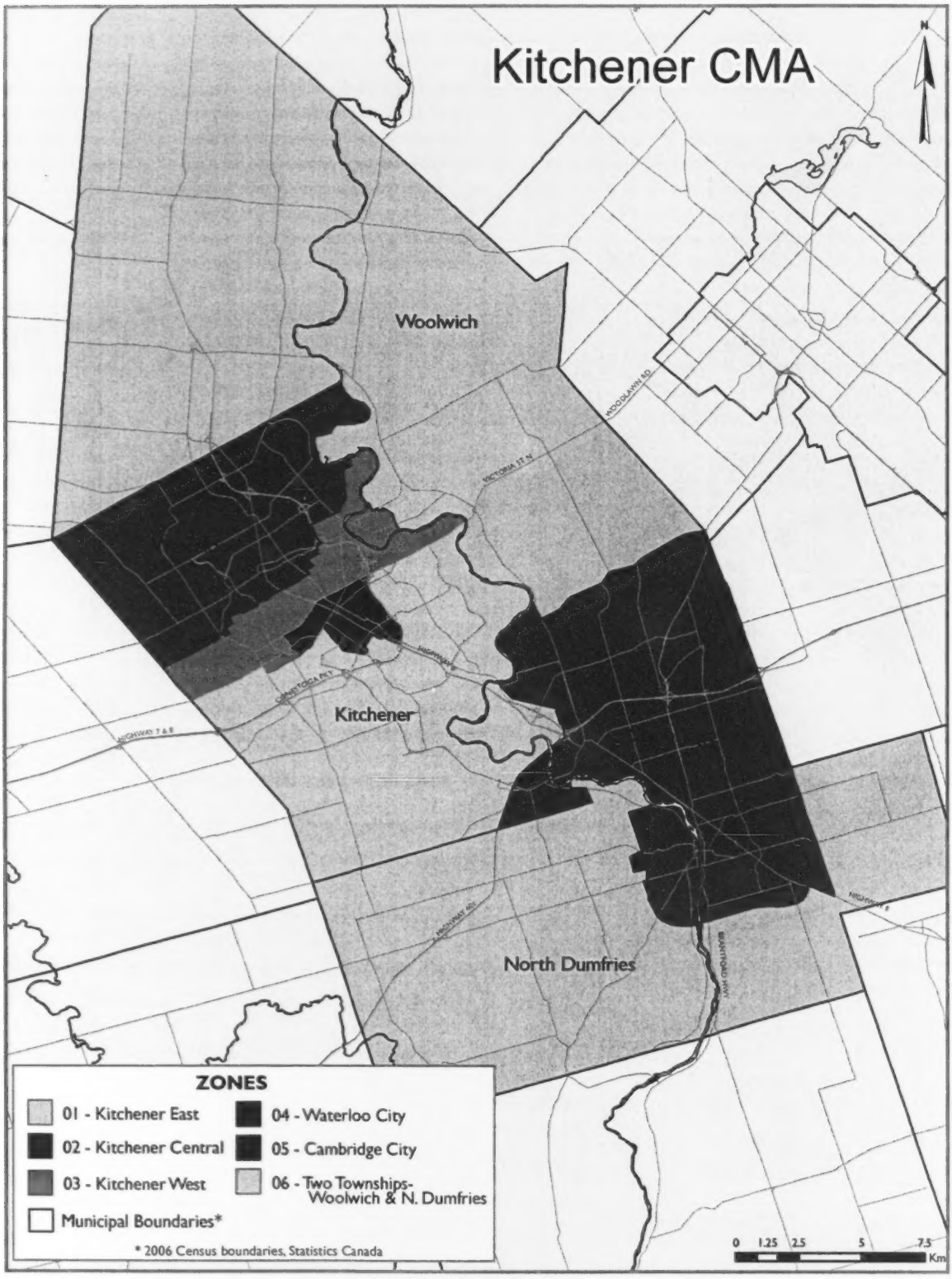
Year-over-year comparison of average rents can be slightly misleading because rents in newly built structures tend to be higher than in existing buildings. By excluding new structures, we can get a better indication of actual rent increases paid by tenants. The average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased 2.4 per cent between October 2009 and October 2010, a similar pace of rent increase to what was observed between October 2008 and October 2009 (2.3 per cent). The major centres with the largest increases in average rent were St. John's (8.9 per cent), Regina (6.3 per cent) and Winnipeg (4.5 per cent). These increases reflect the tight rental market conditions prevailing in these CMAs. Average rents in existing structures decreased in Calgary (-2.7 per cent), and Windsor (-0.4 per cent).

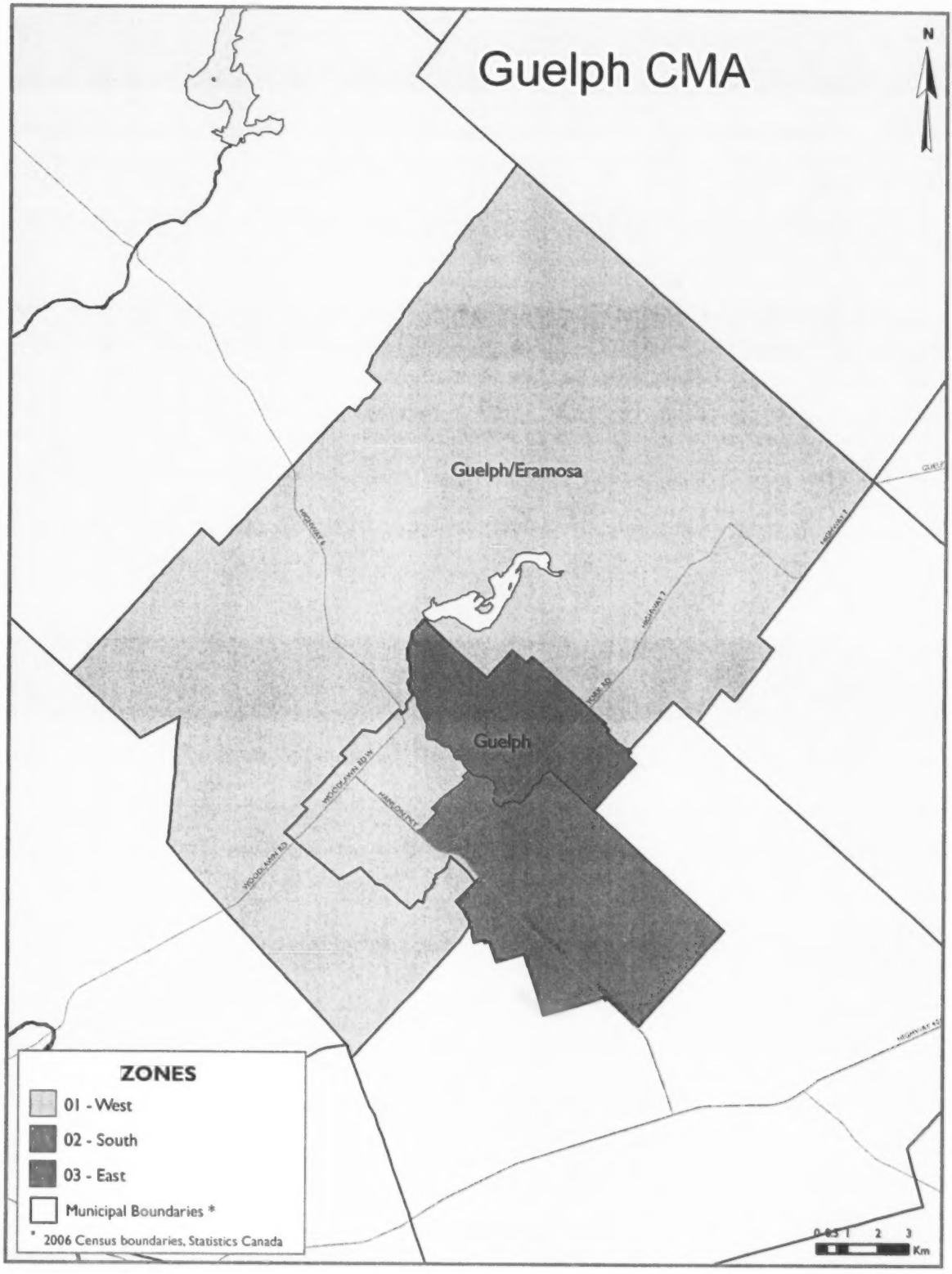
CMHC's October 2010 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. Vacancy rates for rental condominium apartments were 2.0 per cent or below in 6 of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Saskatoon (0.9 per cent), Regina (1.4 per cent) and Victoria (1.6 per cent). The highest vacancy rates for rental condominium apartments occurred in Edmonton (5.2 per cent), Calgary (5.2 per cent) and Montréal (4.2 per cent). The highest average monthly rents for two-bedroom condominium apartments were in Vancouver ($1,610), Toronto ($1,590), Calgary ($1,385) and Ottawa-Gatineau (Ontario part, $1,212). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market.

Apartment Vacancy Rates (%) by Major Centres

	Oct-09	Oct-10
Abbotsford	6.1	6.5
Barrie	3.8	3.4
Brantford	3.3	3.7
Calgary	5.3	3.6
Edmonton	4.5	4.2
Gatineau	2.2	2.5
Greater Sudbury	2.9	3.0
Guelph	4.1	3.4
Halifax	2.9	2.6
Hamilton	4.0	3.7
Kelowna	3.0	3.5
Kingston	1.3	1.0
Kitchener	3.3	2.6
London	5.0	5.0
Moncton	3.8	4.2
Montréal	2.5	2.7
Oshawa	4.2	3.0
Ottawa	1.5	1.6
Peterborough	6.0	4.1
Québec	0.6	1.0
Regina	0.6	1.0
Saguenay	1.5	1.8
Saint John	3.6	5.1
Saskatoon	1.9	2.6
Sherbrooke	3.9	4.6
St. Catharines-Niagara	4.4	4.4
St. John's	0.9	1.1
Thunder Bay	2.3	2.2
Toronto	3.1	2.1
Trois-Rivières	2.7	3.9
Vancouver	2.1	1.9
Victoria	1.4	1.5
Windsor	13.0	10.9
Winnipeg	1.1	0.8
Total	**2.8**	**2.6**

[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown which is a Census Agglomeration (CA).


Kitchener CMA
N
Woolwich
Kitchener
North Dumfries
MOOLMAN RD
VICTORIA ST N
HIGHWAY 7 & 8
HIGHWAY 401
ZONES
01 - Kitchener East
02 - Kitchener Central
03 - Kitchener West
04 - Waterloo City
05 - Cambridge City
06 - Two Townships- Woolwich & N. Dumfries
Municipal Boundaries*
* 2006 Census boundaries, Statistics Canada
0 1.25 2.5 5 7.5
Km


Guelph CMA
N
Guelph/Eramosa
Guelph
ZONES
01 - West
02 - South
03 - East
Municipal Boundaries *
* 2006 Census boundaries, Statistics Canada
0 0.5 1 2 3
Km

RMS ZONE DESCRIPTIONS - KITCHENER CMA	
Zone 1	**Kitchener East** - Highland Rd. West, Mill St., Victoria Ave. (north), N. Dumfries boundaries (New Dundee Rd.) (south), Woolwich Twp. (Grand River), Cambridge, Hwy 401 (east), Trussler Rd. (west).
Zone 2	**Kitchener Central** - Victoria Ave. (north), Highland Rd. West, Mill St. (south), Conestoga Pkwy (east), Lawrence Ave. (west).
Zone 3	**Kitchener West** - Waterloo City boundaries (north), Highland Rd. West, Mill St., Victoria Ave. (south), Woolwich Twp. (Grand River) (east), Wilmont Line/Wilmont Twp boundaries (west).
Zones 1-3	**Kitchener City**
Zone 4	**Waterloo** - Woolwich Twp boundaries (north), Kitchener City boundaries (south), Woolwich Twp. (Grand River) (east), Wilmont Line (west).
Zone 5	**Cambridge** - Woolwich Twp boundaries (north), N. Dumfries Twp boundaries (south), Town Line Rd. (N. Dumfries Twp, Puslinch Twp) (east), Kitchener City boundaries (west).
Zone 6	**Two Townships - Woolwich:** Waterloo City, Cambridge City boundaries (south), Puslinch Twp (east), Regional Rd 16, Waterloo City, Kitchener City (west); **N. Dumfries:** Kitchener City, (north), Cambridge City boundaries (east), Trussler Rd. (west).
Zones 1-6	**Kitchener CMA**

RMS ZONE DESCRIPTIONS - GUELPH CMA	
Zone 1	**West** - CTs: 0009.03, 0009.04, 0009.05, 0009.06, 0010.01, 0010.02, 0011.00, 0014.00 and 0015.00. Description: Part of Guelph City south of the Speed River and west of Norwich/Suffolk/Paisley and part of Guelph-Eramosa township south of Jones Baseline.
Zone 2	**South** - CTs: 0001.02, 0001.03, 0001.05, 0001.06, 0001.07, 0001.08, 0001.09, 0002.00, 0006.00, 0007.00 and 0008.00. Description: Part of Guelph City south of the Eramosa and Speed Rivers and east of Norwich/Suffolk/Paisley.
Zone 3	**East** - CTs: 0003.00, 0004.01, 0004.02, 0004.03, 0005.00, 0012.00, 0013.01, 0013.02 and 0100.00. Description: Part of Guelph City north and west of the Eramosa and Speed Rivers and part of Guelph-Eramosa Township north of Jones Baseline.
Zones 1-3	**Guelph CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Kitchener (East)	2.9 c	2.2 c	2.9 b	1.6 a	4.1 b	3.3 b	3.2 c	2.3 a	3.7 b	2.7 a
Zone 2 - Kitchener (Central)	**	1.5 c	3.2 b	1.9 c	2.3 a	1.3 a	1.5 a	**	2.9 a	1.6 a
Zone 3 - Kitchener (West)	4.7 c	0.6 a	2.5 a	2.2 a	3.4 b	2.5 a	5.3 b	4.1 b	3.2 a	2.4 a
Kitchener City	**4.7 c**	**1.5 b**	**2.8 a**	**1.9 a**	**3.7 a**	**2.8 a**	**3.5 b**	**2.8 a**	**3.4 a**	**2.4 a**
Zone 4 - Waterloo City	0.0 d	**	1.2 a	2.4 b	0.8 a	1.4 a	1.1 d	1.1 d	1.0 a	1.8 a
Zone 5 - Cambridge City	**	**	5.1 b	3.9 b	5.9 b	4.7 b	3.0 d	**	5.6 b	4.3 b
Zone 6 - Two Townships	**	0.0 a	**	3.8 b	**	2.3 b	n/s	**	4.5 d	2.7 a
Kitchener CMA	**4.5 c**	**1.6 b**	**2.9 a**	**2.3 a**	**3.6 a**	**2.9 a**	**2.9 b**	**2.4 a**	**3.3 a**	**2.6 a**

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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Kitchener (East)	598 a	613 b	708 a	724 a	820 a	839 a	973 a	986 a	790 a	810 a
Zone 2 - Kitchener (Central)	535 b	541 a	681 a	701 a	859 b	876 b	1,127 d	1,133 c	774 a	776 a
Zone 3 - Kitchener (West)	607 a	613 a	738 a	751 a	853 a	862 a	1,024 a	1,057 a	806 a	818 a
Kitchener City	**584 a**	**582 a**	**713 a**	**728 a**	**835 a**	**850 a**	**990 a**	**1,006 a**	**792 a**	**806 a**
Zone 4 - Waterloo City	650 b	660 b	763 a	783 a	937 a	947 a	1,077 b	1,177 b	883 a	899 a
Zone 5 - Cambridge City	566 a	587 a	718 a	746 a	850 a	874 a	855 a	866 a	811 a	837 a
Zone 6 - Two Townships	**	539 a	606 a	639 a	709 a	736 a	n/s	**	669 a	696 a
Kitchener CMA	**589 a**	**589 a**	**722 a**	**740 a**	**856 a**	**872 a**	**990 a**	**1,012 a**	**812 a**	**828 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2010 by Zone and Bedroom Type Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Kitchener (East)	5 c	239	44 a	2,799	205 b	6,235	15 a	650	269 a	9,924
Zone 2 - Kitchener (Central)	3 c	211	22 c	1,160	20 a	1,556	**	68	48 a	2,995
Zone 3 - Kitchener (West)	1 a	179	42 a	1,875	71 a	2,820	6 b	155	120 a	5,028
Kitchener City	**10 b**	**628**	**108 a**	**5,834**	**296 a**	**10,611**	**24 a**	**873**	**438 a**	**17,946**
Zone 4 - Waterloo City	**	96	42 b	1,706	47 a	3,290	2 d	208	94 a	5,300
Zone 5 - Cambridge City	**	67	52 b	1,311	148 b	3,176	**	207	206 b	4,761
Zone 6 - Two Townships	0 a	7	4 b	107	4 b	177	**	**	8 a	296
Kitchener CMA	**13 b**	**797**	**205 a**	**8,958**	**496 a**	**17,254**	**31 a**	**1,294**	**745 a**	**28,303**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Kitchener (East)	5.3 c	3.9 d	5.6 b	3.3 b	6.7 a	5.4 a	6.5 b	4.4 b	6.3 a	4.7 a
Zone 2 - Kitchener (Central)	**	3.0 d	5.2 b	3.1 c	4.1 a	2.5 a	1.5 a	**	4.6 a	2.8 a
Zone 3 - Kitchener (West)	8.1 b	6.0 b	5.0 b	4.3 a	6.7 a	4.3 a	9.2 b	6.1 b	6.2 a	4.4 a
Kitchener City	**6.8 b**	**4.2 b**	**5.3 a**	**3.6 a**	**6.3 a**	**4.7 a**	**6.6 b**	**4.7 b**	**6.0 a**	**4.3 a**
Zone 4 - Waterloo City	**	**	4.1 b	5.0 b	4.2 b	2.9 a	4.9 d	**	4.2 b	3.5 b
Zone 5 - Cambridge City	**	**	9.2 b	5.7 b	9.0 b	6.9 a	3.0 d	5.6 d	8.8 a	6.4 a
Zone 6 - Two Townships	**	0.0 a	**	3.8 b	**	2.9 a	n/s	**	5.9 d	3.1 b
Kitchener CMA	**6.5 b**	**3.9 b**	**5.7 a**	**4.2 a**	**6.4 a**	**4.7 a**	**5.8 b**	**4.3 b**	**6.1 a**	**4.5 a**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Kitchener CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Zone 1 - Kitchener (East)	**	2.9 b	1.8 a	1.7 a	1.8 a	1.7 a	1.4 a	1.7 b	1.8 a	1.7 a
Zone 2 - Kitchener (Central)	++	1.1 a	1.9 b	0.9 a	0.8 d	1.1 a	++	++	2.0 c	++
Zone 3 - Kitchener (West)	0.9 a	1.8 b	1.9 a	1.9 a	1.6 a	1.6 a	2.1 a	3.7 b	1.8 a	1.7 a
Kitchener City	1.4 d	2.2 c	1.8 a	1.6 a	1.6 a	1.6 a	1.0 a	2.1 b	1.8 a	1.5 a
Zone 4 - Waterloo City	4.0 d	2.2 b	2.4 a	2.4 a	2.1 a	1.9 b	2.7 c	2.0 c	2.1 a	2.5 a
Zone 5 - Cambridge City	3.4 d	5.1 d	2.0 a	1.7 a	1.7 a	1.5 a	1.0 d	1.3 a	1.6 a	1.7 a
Zone 6 - Two Townships	**	**	++	++	++	-5.3 d	n/s	n/s	1.4 d	++
Kitchener CMA	1.9 c	2.4 a	2.0 a	1.8 a	1.7 a	1.6 a	1.3 a	2.0 a	1.8 a	1.7 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Kitchener CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Kitchener CMA										
Pre 1960	**	1.1 d	4.2 c	4.2 d	6.4 c	2.3 b	**	0.0 d	5.7 b	2.9 b
1960 - 1974	3.2 c	1.5 c	3.2 b	2.5 a	3.8 a	3.2 b	3.8 c	2.2 b	3.6 a	2.9 a
1975 - 1989	2.2 b	2.9 b	2.4 a	2.2 a	2.6 a	3.3 a	1.2 a	4.9 c	2.5 a	3.1 a
1990+	**	**	0.6 a	0.0 b	3.1 b	1.1 a	0.9 d	0.0 d	2.3 a	0.7 a
Total	4.5 c	1.6 b	2.9 a	2.3 a	3.6 a	2.9 a	2.9 b	2.4 a	3.3 a	2.6 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Kitchener CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Kitchener CMA										
Pre 1960	503 a	531 a	605 a	619 a	720 a	721 a	890 c	811 a	659 a	661 a
1960 - 1974	589 a	604 a	718 a	734 a	819 a	835 a	970 a	981 a	787 a	802 a
1975 - 1989	650 a	667 a	759 a	773 a	876 a	884 a	1,045 a	1,092 a	849 a	861 a
1990+	**	**	835 b	858 b	1,122 b	1,164 b	**	**	1,032 b	1,078 b
Total	589 a	589 a	722 a	740 a	856 a	872 a	990 a	1,012 a	812 a	828 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Kitchener CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Kitchener CMA										
3 to 5 Units	**	**	4.5 d	5.2 c	3.1 d	2.7 b	0.0 d	**	4.0 c	3.8 c
6 to 19 Units	4.2 d	0.4 b	4.2 c	3.9 c	4.8 c	4.0 c	**	**	4.5 b	3.7 b
20 to 49 Units	**	2.3 c	2.8 a	2.1 a	3.9 b	3.7 a	4.3 c	2.2 b	3.6 a	3.1 a
50 to 99 Units	2.6 b	**	3.5 b	1.9 b	2.9 a	3.2 a	1.3 a	2.6 b	3.0 a	2.8 a
100 to 199 Units	2.9 a	2.3 a	1.6 a	1.3 a	3.4 a	1.6 a	1.5 a	0.9 a	2.7 a	1.5 a
200+ Units	0.0 a	0.0 a	0.8 a	0.7 a	1.9 a	1.0 a	3.8 a	3.1 a	1.7 a	1.1 a
Total	4.5 c	1.6 b	2.9 a	2.3 a	3.6 a	2.9 a	2.9 b	2.4 a	3.3 a	2.6 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Kitchener CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Kitchener CMA										
3 to 5 Units	503 a	523 a	612 a	630 a	732 a	763 a	972 c	840 b	689 a	711 a
6 to 19 Units	525 a	524 a	642 a	656 a	748 a	761 a	842 a	958 d	708 a	722 a
20 to 49 Units	564 a	573 a	691 a	703 a	800 a	814 a	903 a	906 a	762 a	775 a
50 to 99 Units	604 a	616 a	745 a	759 a	877 a	887 a	1,001 a	1,012 a	842 a	853 a
100 to 199 Units	680 a	696 a	801 a	824 a	987 a	1,015 a	1,100 a	1,136 a	924 a	949 a
200+ Units	700 a	715 a	868 a	883 a	1,013 a	1,031 a	1,118 a	1,137 a	962 a	980 a
Total	589 a	589 a	722 a	740 a	856 a	872 a	990 a	1,012 a	812 a	828 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Kitchener CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Kitchener (East)	3.6 d	1.7 c	5.8 c	4.1 d	3.7 c	3.3 b	2.5 a	2.4 a	4.0 a	2.2 a	2.2 a	1.5 a
Zone 2 - Kitchener (Central)	**	**	2.7 b	4.9 c	4.6 c	2.2 c	2.5 a	**	2.5 a	0.1 a	**	**
Zone 3 - Kitchener (West)	8.2 c	7.3 c	7.6 c	4.6 c	2.9 a	2.7 a	2.9 b	2.7 a	1.3 a	1.3 a	1.1 a	0.3 a
Kitchener City	4.7 c	3.1 c	5.8 b	4.4 c	3.6 b	3.0 a	2.6 a	2.4 a	2.6 a	1.2 a	1.9 a	1.0 a
Zone 4 - Waterloo City	0.0 c	**	1.1 a	2.0 c	0.5 a	1.5 a	0.6 a	1.1 a	1.7 a	1.6 b	**	**
Zone 5 - Cambridge City	4.6 d	3.5 d	5.4 c	4.2 d	5.8 a	4.4 b	5.9 b	5.5 b	5.4 a	2.9 a	n/u	n/u
Zone 6 - Two Townships	**	**	4.2 a	4.1 b	n/s	**	n/s	**	n/u	n/u	n/u	n/u
Kitchener CMA	4.0 c	3.8 c	4.5 b	3.7 b	3.6 a	3.1 a	3.0 a	2.8 a	2.7 a	1.5 a	1.7 a	1.1 a

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Kitchener CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Kitchener CMA										
LT $600	2.6 c	1.2 a	2.7 c	**	0.0 d	**	**	**	2.4 c	**
$600 - $699	6.3 c	2.4 c	3.5 c	2.9 b	2.9 c	2.0 c	**	**	3.4 b	2.7 a
$700 - $799	**	**	3.4 b	2.6 a	4.6 b	2.8 a	**	**	4.2 b	2.7 a
$800 - $899	**	**	1.7 b	1.5 a	3.1 b	4.4 b	3.0 d	0.8 d	2.9 a	3.8 b
$900 - $999	n/s	**	1.9 b	0.8 a	3.8 c	2.6 a	2.1 c	2.2 c	3.4 b	2.4 a
$1000+	n/s	n/s	1.3 a	2.7 b	2.9 b	1.1 a	3.2 c	4.3 b	2.8 a	1.8 a
Total	4.5 c	1.6 b	2.9 a	2.3 a	3.6 a	2.9 a	2.9 b	2.4 a	3.3 a	2.6 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Kitchener (East)	n/u	n/u	**	**	3.2 b	3.8 b	2.5 b	1.7 a	2.8 a	2.5 a
Zone 2 - Kitchener (Central)	**	n/s	**	n/s	n/u	n/u	**	**	4.5 a	**
Zone 3 - Kitchener (West)	n/u	n/u	**	**	4.1 a	**	3.6 a	4.7 b	3.7 a	4.4 b
Kitchener City	**	n/s	3.2 a	4.3 b	3.4 b	3.4 b	2.9 a	3.1 b	3.1 b	3.3 b
Zone 4 - Waterloo City	**	**	**	0.0 a	**	**	5.3 d	1.5 d	3.7 d	1.8 c
Zone 5 - Cambridge City	n/u	n/u	**	**	5.3 d	3.3 d	**	2.5 b	6.5 c	3.1 d
Zone 6 - Two Townships	n/u	n/u	**	**	0.0 a	**	**	**	0.0 a	**
Kitchener CMA	**	**	1.5 a	2.3 a	3.8 c	3.1 c	4.6 b	2.5 a	4.1 b	2.8 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Kitchener (East)	n/u	n/u	**	**	878 a	888 a	965 a	979 a	925 a	912 b
Zone 2 - Kitchener (Central)	n/s	n/s	**	n/s	n/u	n/u	**	**	865 a	**
Zone 3 - Kitchener (West)	n/u	n/u	**	**	921 a	985 d	977 a	1,002 a	916 a	927 b
Kitchener City	**n/s**	**n/s**	**692 a**	**676 a**	**886 a**	**896 a**	**968 a**	**985 a**	**922 a**	**916 a**
Zone 4 - Waterloo City	**	**	**	854 a	884 a	924 a	1,003 a	1,034 b	951 a	960 a
Zone 5 - Cambridge City	n/u	n/u	**	711 b	741 a	781 a	872 a	919 a	781 a	824 a
Zone 6 - Two Townships	n/u	n/u	**	**	**	**	**	**	**	**
Kitchener CMA	******	******	**752 a**	**748 a**	**824 a**	**863 a**	**965 a**	**987 a**	**893 a**	**907 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2010 by Zone and Bedroom Type Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Kitchener (East)	n/u	n/u	**	**	15 b	395	10 a	551	24 a	977
Zone 2 - Kitchener (Central)	n/s	n/s	n/s	n/s	n/u	n/u	**	**	**	**
Zone 3 - Kitchener (West)	n/u	n/u	**	**	**	74	14 b	302	20 b	449
Kitchener City	**n/s**	**n/s**	**5 b**	**104**	**16 b**	**469**	**27 b**	**875**	**48 b**	**1,448**
Zone 4 - Waterloo City	**	**	0 a	127	**	398	7 d	469	18 c	1,004
Zone 5 - Cambridge City	n/u	n/u	**	20	17 d	512	6 b	250	24 d	783
Zone 6 - Two Townships	n/u	n/u	**	**	**	**	**	**	**	**
Kitchener CMA	******	******	**6 a**	**254**	**43 c**	**1,396**	**40 a**	**1,599**	**90 a**	**3,258**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Kitchener (East)	n/u	n/u	**	**	8.0 b	8.3 b	3.8 c	2.1 a	5.4 b	4.8 b
Zone 2 - Kitchener (Central)	**	n/s	**	n/s	n/u	n/u	**	**	4.5 a	**
Zone 3 - Kitchener (West)	n/u	n/u	**	**	9.3 a	**	7.7 a	6.2 b	8.5 a	7.2 b
Kitchener City	**	n/s	8.4 a	9.6 b	8.2 b	8.2 b	5.0 b	3.9 b	6.3 a	5.7 a
Zone 4 - Waterloo City	**	**	**	1.1 a	5.7 d	5.2 d	5.8 d	2.3 c	5.5 c	3.3 c
Zone 5 - Cambridge City	n/u	n/u	**	**	7.6 c	4.8 c	**	3.9 c	8.3 c	4.6 c
Zone 6 - Two Townships	n/u	n/u	**	**	0.0 a	**	**	**	5.3 a	**
Kitchener CMA	**	**	5.3 d	5.0 b	7.4 b	6.0 b	6.0 b	3.4 b	6.5 a	4.6 b

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Kitchener CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Zone 1 - Kitchener (East)	n/u	n/u	**	**	1.0 d	1.6 a	++	**	++	2.7 c
Zone 2 - Kitchener (Central)	n/s	n/s	n/s	n/s	n/u	n/u	**	**	**	**
Zone 3 - Kitchener (West)	n/u	n/u	**	**	++	++	1.3 a	++	1.3 a	++
Kitchener City	n/s	n/s	**	++	1.0 d	1.5 b	++	**	++	2.3 c
Zone 4 - Waterloo City	**	**	**	**	2.6 c	1.4 a	**	2.1 b	2.0 c	2.0 c
Zone 5 - Cambridge City	n/u	n/u	**	**	1.5 a	++	**	1.2 a	1.5 a	1.1 a
Zone 6 - Two Townships	n/u	n/u	**	**	**	**	**	**	**	**
Kitchener CMA	**	**	**	++	1.4 a	1.0 a	1.0 d	2.1 c	1.3 a	2.0 c

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type
Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Kitchener (East)	2.9 c	2.2 c	2.9 b	1.6 a	4.1 b	3.3 a	2.8 b	2.0 a	3.6 a	2.7 a
Zone 2 - Kitchener (Central)	**	1.5 c	3.2 b	1.9 c	2.3 a	1.3 a	2.4 a	**	2.9 a	1.7 a
Zone 3 - Kitchener (West)	4.7 c	0.6 a	2.5 a	2.4 a	3.5 b	2.5 a	4.3 a	4.5 b	3.2 a	2.5 a
Kitchener City	**4.7 c**	**1.5 b**	**2.8 a**	**1.9 a**	**3.7 a**	**2.8 a**	**3.2 b**	**3.0 a**	**3.4 a**	**2.5 a**
Zone 4 - Waterloo City	0.0 d	**	1.2 a	2.3 b	0.9 a	1.6 a	4.0 d	1.3 a	1.4 a	1.8 a
Zone 5 - Cambridge City	**	**	5.1 b	4.0 b	5.8 b	4.5 b	6.8 c	2.4 c	5.7 a	4.2 b
Zone 6 - Two Townships	**	0.0 a	**	3.7 b	**	2.1 b	**	**	4.2 d	2.5 a
Kitchener CMA	**4.4 c**	**1.6 b**	**2.8 a**	**2.3 a**	**3.6 a**	**2.9 a**	**3.9 b**	**2.5 a**	**3.4 a**	**2.6 a**

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Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type
Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Kitchener (East)	598 a	613 b	708 a	722 a	823 a	842 a	969 a	983 a	803 a	818 a
Zone 2 - Kitchener (Central)	535 b	541 a	681 a	701 a	859 b	876 b	1,064 c	1,033 c	775 a	776 a
Zone 3 - Kitchener (West)	607 a	613 a	737 a	749 a	855 a	864 a	996 a	1,020 a	814 a	828 a
Kitchener City	**584 a**	**582 a**	**713 a**	**727 a**	**837 a**	**852 a**	**979 a**	**996 a**	**802 a**	**814 a**
Zone 4 - Waterloo City	650 b	654 b	766 a	787 a	933 a	944 a	1,027 a	1,079 a	893 a	908 a
Zone 5 - Cambridge City	566 a	587 a	717 a	745 a	834 a	861 a	865 a	896 a	806 a	835 a
Zone 6 - Two Townships	**	539 b	605 a	638 a	703 a	742 a	**	**	668 a	703 a
Kitchener CMA	**589 a**	**589 a**	**723 a**	**740 a**	**854 a**	**872 a**	**976 a**	**999 a**	**820 a**	**836 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
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Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2010 by Zone and Bedroom Type
Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Kitchener (East)	5 c	239	44 a	2,830	220 a	6,630	24 a	1,202	294 a	10,901
Zone 2 - Kitchener (Central)	3 c	211	22 c	1,160	20 a	1,556	**	90	52 a	3,017
Zone 3 - Kitchener (West)	1 a	179	46 a	1,948	72 a	2,894	21 b	456	139 a	5,477
Kitchener City	**10 b**	**628**	**113 a**	**5,938**	**312 a**	**11,080**	**52 a**	**1,748**	**485 a**	**19,394**
Zone 4 - Waterloo City	**	105	42 b	1,834	58 a	3,689	9 a	676	111 a	6,304
Zone 5 - Cambridge City	**	67	53 b	1,331	165 b	3,688	11 c	458	230 b	5,544
Zone 6 - Two Townships	0 a	7	4 b	108	4 b	193	**	**	8 a	319
Kitchener CMA	**13 b**	**807**	**211 a**	**9,211**	**539 a**	**18,650**	**72 a**	**2,893**	**835 a**	**31,561**

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3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Kitchener (East)	5.3 c	3.9 d	5.6 b	3.3 b	6.8 a	5.6 a	5.1 b	3.4 b	6.3 a	4.7 a
Zone 2 - Kitchener (Central)	**	3.0 d	5.1 b	3.1 c	4.1 a	2.5 a	2.4 a	**	4.6 a	2.9 a
Zone 3 - Kitchener (West)	8.1 b	6.0 b	5.2 a	4.5 a	6.8 a	4.4 a	8.2 a	6.2 b	6.4 a	4.7 a
Kitchener City	**6.8 b**	**4.2 b**	**5.4 a**	**3.7 a**	**6.4 a**	**4.9 a**	**5.8 a**	**4.3 a**	**6.0 a**	**4.4 a**
Zone 4 - Waterloo City	**	**	4.1 b	4.7 b	4.4 b	3.2 b	5.5 d	2.1 c	4.4 b	3.5 b
Zone 5 - Cambridge City	**	**	9.1 b	5.7 b	8.8 a	6.6 a	7.1 c	4.7 c	8.7 a	6.2 a
Zone 6 - Two Townships	**	0.0 a	**	3.7 b	5.6 d	2.6 b	**	**	5.9 d	2.9 a
Kitchener CMA	**6.5 b**	**3.9 b**	**5.7 a**	**4.2 a**	**6.5 a**	**4.8 a**	**5.9 b**	**3.8 b**	**6.2 a**	**4.5 a**

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3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Kitchener CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Zone 1 - Kitchener (East)	**	2.9 b	1.8 a	1.6 a	1.8 a	1.7 a	1.1 a	1.9 b	1.6 a	1.8 a
Zone 2 - Kitchener (Central)	++	1.1 a	1.9 b	0.9 d	0.8 d	1.1 a	++	++	2.0 c	++
Zone 3 - Kitchener (West)	0.9 a	1.8 b	1.9 a	1.9 a	1.6 a	1.6 a	2.0 a	3.3 d	1.7 a	1.7 a
Kitchener City	**1.4 d**	**2.2 a**	**1.9 a**	**1.6 a**	**1.6 a**	**1.6 a**	**0.9 a**	**2.1 b**	**1.7 a**	**1.6 a**
Zone 4 - Waterloo City	3.7 d	2.2 b	2.3 a	2.4 a	2.1 a	1.8 b	2.5 c	2.0 c	2.1 a	2.4 a
Zone 5 - Cambridge City	3.4 d	5.1 d	2.0 a	1.6 b	1.7 a	1.4 a	1.2 a	1.2 a	1.6 a	1.6 a
Zone 6 - Two Townships	**	**	++	++	1.1 d	**	**	**	1.3 d	++
Kitchener CMA	**1.9 c**	**2.4 a**	**2.0 a**	**1.7 a**	**1.7 a**	**1.5 a**	**1.3 a**	**2.0 a**	**1.8 a**	**1.7 a**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - West	7.9 c	10.2 a	5.0 b	2.8 a	5.1 b	3.7 b	4.3 c	8.4 c	5.1 b	3.7 b
Zone 2 - South	3.9 d	6.6 c	1.8 a	2.7 a	2.9 a	2.4 a	1.1 a	5.5 b	2.4 a	2.8 a
Zone 3 - East	**	**	3.2 d	4.4 c	6.1 b	4.1 c	**	0.0 c	5.4 b	4.2 c
Guelph CMA	**5.2 c**	**8.5 b**	**3.3 b**	**3.0 a**	**4.5 a**	**3.3 a**	**4.0 b**	**5.3 c**	**4.1 a**	**3.4 a**

The following letter codes are used to indicate the reliability of the estimates:
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1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - West	625 a	635 a	768 a	781 a	864 a	882 a	982 a	1,027 a	834 a	850 a
Zone 2 - South	666 a	602 a	793 a	801 a	914 a	915 a	1,220 a	1,076 a	866 a	860 a
Zone 3 - East	598 a	608 b	704 a	725 a	828 a	853 a	944 a	957 a	801 a	819 a
Guelph CMA	**648 a**	**611 a**	**770 a**	**782 a**	**874 a**	**887 a**	**1,044 a**	**1,022 a**	**841 a**	**848 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2010 by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - West	5 a	52	26 a	947	65 b	1,774	9 c	109	106 b	2,881
Zone 2 - South	9 c	130	27 a	1,004	31 a	1,311	4 b	74	72 a	2,519
Zone 3 - East	**	21	15 c	334	32 c	775	0 c	68	50 c	1,198
Guelph CMA	**17 b**	**203**	**69 a**	**2,284**	**128 a**	**3,860**	**13 c**	**250**	**227 a**	**6,598**

The following letter codes are used to indicate the reliability of the estimates:
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1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - West	14.0 c	12.1 a	7.7 b	5.7 a	7.8 b	6.3 a	6.6 b	13.2 a	7.9 a	6.5 a
Zone 2 - South	8.8 c	10.8 a	4.5 b	5.2 a	5.1 a	4.5 a	1.1 a	6.9 b	4.9 a	5.2 a
Zone 3 - East	**	**	4.9 c	6.4 b	8.0 b	6.5 b	10.6 d	**	7.4 b	6.5 b
Guelph CMA	**9.9 b**	**11.8 c**	**5.9 a**	**5.6 a**	**6.9 a**	**5.7 a**	**6.0 b**	**8.7 c**	**6.6 a**	**6.0 a**

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1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Guelph CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Zone 1 - West	++	++	1.3 a	1.1 a	1.3 a	1.1 a	1.3 a	0.4 b	1.3 a	1.2 a
Zone 2 - South	2.9 c	**	0.8 a	++	1.1 a	0.5 a	2.9 b	1.3 a	1.5 a	++
Zone 3 - East	++	1.7 c	1.4 a	1.8 b	1.7 c	1.2 a	++	1.4 d	1.8 b	1.1 a
Guelph CMA	**1.7 c**	**2.7 c**	**1.1 a**	**0.8 a**	**1.3 a**	**0.9 a**	**1.6 b**	**0.9 a**	**1.5 a**	**0.7 a**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Guelph CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Guelph CMA										
Pre 1960	**	**	4.2 c	**	6.1 b	4.2 c	3.9 d	**	5.0 b	4.6 c
1960 - 1974	**	11.1 c	2.5 b	3.9 a	4.6 b	3.7 b	5.2 c	5.2 d	4.1 b	4.0 a
1975 - 1989	4.2 a	5.5 a	4.1 a	1.8 a	3.9 a	2.5 a	3.3 c	**	4.0 a	2.3 a
1990+	**	n/u	**	**	**	**	**	**	0.0 c	**
Total	5.2 c	8.5 b	3.3 b	3.0 a	4.5 a	3.3 a	4.0 b	5.3 c	4.1 a	3.4 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Guelph CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Guelph CMA										
Pre 1960	514 b	489 b	635 a	648 a	797 a	849 a	946 a	980 a	727 a	758 a
1960 - 1974	629 a	628 a	759 a	776 a	848 a	868 a	964 a	992 a	823 a	838 a
1975 - 1989	743 a	660 a	814 a	815 a	929 a	930 a	1,103 a	1,105 a	883 a	883 a
1990+	**	n/u	638 b	615 b	872 a	818 b	1,361 b	**	1,048 c	835 b
Total	648 a	611 a	770 a	782 a	874 a	887 a	1,044 a	1,022 a	841 a	848 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Guelph CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Guelph CMA										
3 to 5 Units	**	**	1.0 c	**	4.7 c	3.3 d	3.1 d	**	3.5 c	4.5 c
6 to 19 Units	2.6 c	**	4.2 c	5.1 c	5.2 b	4.5 c	4.5 d	**	4.8 b	4.6 b
20 to 49 Units	**	**	2.2 c	2.2 a	4.6 c	1.9 b	4.0 d	13.7 a	3.5 c	2.6 a
50 to 99 Units	7.9 a	15.6 a	3.6 b	3.6 b	5.2 b	4.4 a	3.0 a	0.0 a	4.5 b	4.1 a
100+ Units	**	**	3.3 c	1.5 a	2.5 a	1.2 a	**	**	3.1 b	1.4 a
Total	5.2 c	8.5 b	3.3 b	3.0 b	4.5 a	3.3 a	4.0 b	5.3 c	4.1 a	3.4 a

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Guelph CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Guelph CMA										
3 to 5 Units	568 b	522 c	684 a	657 a	807 a	813 a	904 a	915 a	769 a	772 a
6 to 19 Units	690 c	573 a	672 a	692 a	797 a	820 a	1,002 a	1,037 b	778 a	790 a
20 to 49 Units	561 a	579 b	737 a	770 a	852 a	873 a	1,074 c	935 a	825 a	827 a
50 to 99 Units	687 a	710 a	801 a	813 a	928 a	939 a	1,122 a	1,117 a	876 a	889 a
100+ Units	**	**	819 a	808 a	913 a	914 a	**	**	879 a	873 a
Total	648 a	611 a	770 a	782 a	874 a	887 a	1,044 a	1,022 a	841 a	848 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Guelph CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - West	3.2 d	**	2.6 b	3.2 c	**	3.3 a	6.8 b	5.1 b	3.9 c	1.0 a
Zone 2 - South	3.5 d	6.5 c	2.8 b	6.3 b	4.1 b	2.9 a	0.7 a	1.8 a	2.6 a	1.8 a
Zone 3 - East	3.8 d	**	6.8 b	4.7 c	2.9 c	0.9 a	**	**	n/u	n/u
Guelph CMA	**3.5 c**	**4.5 c**	**4.8 b**	**4.6 b**	**3.5 c**	**2.6 a**	**4.5 b**	**4.1 a**	**3.1 b**	**1.4 a**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Guelph CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Guelph CMA										
LT $600	4.1 d	11.3 c	4.7 d	5.0 d	**	**	n/s	n/s	4.1 d	7.8 c
$600 - $699	1.5 d	**	3.5 d	2.5 d	4.1 d	0.9 c	n/s	n/s	3.3 d	2.7 b
$700 - $799	**	18.3 c	4.0 b	3.0 b	2.6 b	1.8 b	**	**	3.8 b	3.0 b
$800 - $899	**	**	3.2 c	3.2 b	6.7 b	4.7 c	**	**	5.7 b	4.1 b
$900 - $999	**	n/s	1.4 a	3.7 b	4.2 c	3.3 b	**	9.3 c	4.0 b	3.6 a
$1000+	n/s	n/s	**	**	1.9 c	1.4 a	2.2 c	3.1 d	2.0 b	1.9 a
Total	5.2 c	8.5 b	3.3 b	3.0 a	4.5 a	3.3 a	4.0 b	5.3 c	4.1 a	3.4 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - West	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 2 - South	n/u	n/u	n/u	n/u	1.6 a	**	4.2 b	1.7	3.1 b	1.3 a
Zone 3 - East	**	**	**	**	**	**	n/s	**	**	**
Guelph CMA	**	**	**	**	1.5 a	**	6.8 c	1.6 b	4.9 c	1.2 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - West	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 2 - South	n/u	n/u	n/u	n/u	1,028 a	1,079 a	1,224 a	1,242 a	1,144 a	1,203 a
Zone 3 - East	**	n/u	**	**	**	**	n/s	**	**	**
Guelph CMA	**	n/u	**	**	1,006 a	1,045 a	1,155 a	1,190 a	1,095 a	1,156 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2010 by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - West	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 2 - South	n/u	n/u	n/u	n/u	**	129	7 c	412	7 a	541
Zone 3 - East	**	**	**	**	**	**	**	**	**	**
Guelph CMA	**	**	**	**	**	164	9 b	546	9 a	712

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - West	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 2 - South	n/u	n/u	n/u	n/u	4.4 a	3.6 b	8.9 a	4.7 c	7.0 b	4.5 b
Zone 3 - East	**	**	**	**	**	**	n/s	**	**	**
Guelph CMA	**	**	**	**	4.1 d	3.4 b	11.0 c	4.7 b	8.5 c	4.4 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Guelph CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Zone 1 - West	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 2 - South	n/u	n/u	n/u	n/u	8.6 a	1.1 a	2.0 a	1.5 a	**	1.4 a
Zone 3 - East	**	n/u	**	**	**	**	n/s	n/s	**	**
Guelph CMA	**	n/u	**	**	**	1.2 a	1.9 a	1.1 a	**	1.2 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type
Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - West	7.9 c	10.2 a	5.0 b	2.8 a	5.1 b	3.6 b	9.0 c	4.9 b	5.5 b	3.6 a
Zone 2 - South	3.9 d	6.6 c	1.8 a	2.7 a	2.6 a	2.2 a	3.5 b	2.3 b	2.6 a	2.6 a
Zone 3 - East	**	**	3.1 d	4.4 c	6.0 b	4.1 c	**	0.0 c	5.3 b	4.1 c
Guelph CMA	**5.0 c**	**8.5 b**	**3.3 b**	**3.0 a**	**4.3 a**	**3.2 a**	**5.7 b**	**2.8 a**	**4.2 a**	**3.2 a**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type
Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - West	625 a	635 a	768 a	781 a	862 a	882 a	972 a	1,004 a	840 a	856 a
Zone 2 - South	666 a	602 a	793 a	801 a	934 a	930 a	1,223 a	1,218 a	925 a	922 a
Zone 3 - East	571 a	608 a	701 a	724 a	827 a	853 a	944 a	1,031 b	798 a	825 a
Guelph CMA	**644 a**	**611 a**	**770 a**	**782 a**	**884 a**	**894 a**	**1,113 a**	**1,139 a**	**870 a**	**879 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2010 by Zone and Bedroom Type
Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - West	5 a	52	26 a	947	65 b	1,807	11 b	227	108 a	3,032
Zone 2 - South	9 c	130	27 a	1,004	31 a	1,440	11 b	486	78 a	3,060
Zone 3 - East	**	22	15 c	335	32 c	777	0 c	84	50 c	1,218
Guelph CMA	**17 b**	**204**	**69 a**	**2,285**	**128 a**	**4,024**	**22 a**	**797**	**236 a**	**7,310**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - West	14.0 c	12.1 c	7.7 a	5.7 a	7.8 b	6.2 a	11.5 c	9.0 a	8.3 a	6.4 a
Zone 2 - South	8.8 c	10.8 c	4.5 b	5.2 a	5.0 a	4.4 a	7.3 a	5.1 b	5.4 a	5.1 a
Zone 3 - East	**	**	4.9 c	6.4 b	7.9 b	6.5 a	**	**	7.3 b	6.4 b
Guelph CMA	**9.6 b**	**11.7 c**	**5.9 a**	**5.6 a**	**6.7 a**	**5.6 a**	**9.0 b**	**5.9 b**	**6.8 a**	**5.8 a**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Guelph CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Zone 1 - West	++	++	1.3 a	1.1 a	1.3 a	1.1 a	1.3 a	++	1.3 a	1.1 a
Zone 2 - South	2.9 c	**	0.8 a	++	2.9 c	0.6 a	2.5 a	1.4 a	2.9 c	0.3 b
Zone 3 - East	++	1.7 c	1.4 a	1.9 c	1.7 c	1.2 a	++	++	1.8 b	1.2 a
Guelph CMA	**1.7 c**	**2.7 c**	**1.1 a**	**0.8 a**	**2.1 b**	**0.9 a**	**1.7 a**	**0.9 a**	**2.1 b**	**0.8 a**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current October Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of renters' households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income since 2006.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

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